Lavinia 38348

SELLER'S MARKET

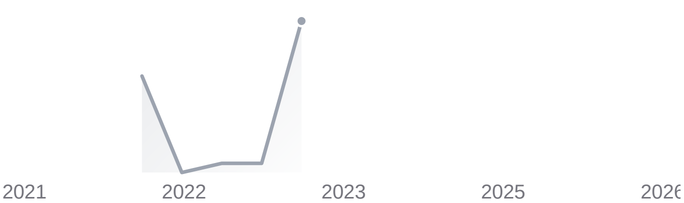
ZIP code · TN · Tennessee › Carroll County › Lavinia

$339K	+106.9%	11	$152K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

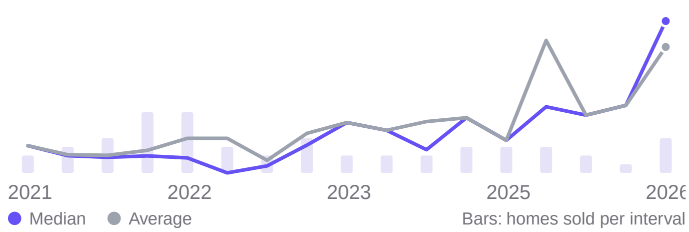
Market temperature — Seller's market · 77 / 100

MARKET TRENDS (5 YEARS)

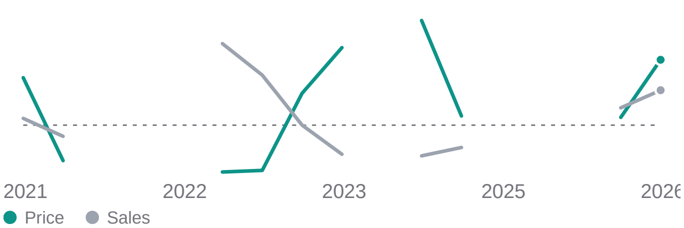
Market temperature (0–100) — 77 / 100



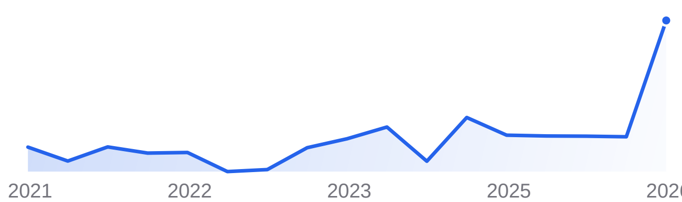
Sale prices — Median $530K · Average $444K



Growth (year over year) — Price +106.9% · Sales +57.1%

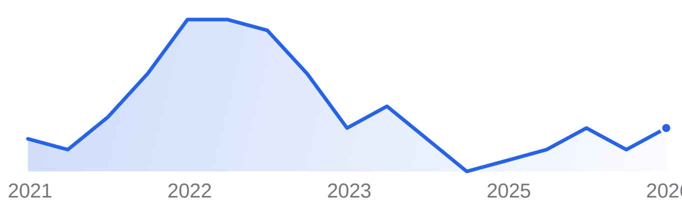


Price per square foot — $394/ft²



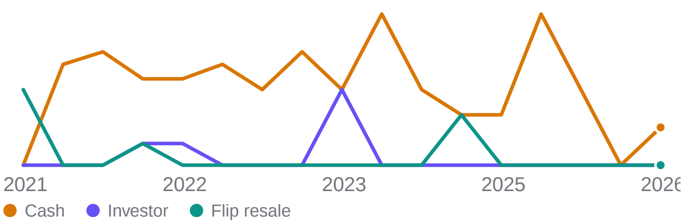
Sale premium vs estimated value — +6.7%

Annual turnover (share of homes sold) — 2.7%

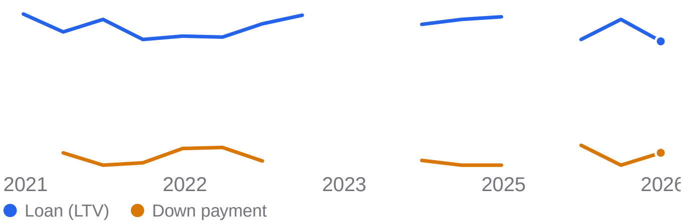


BUYERS & OUTCOMES

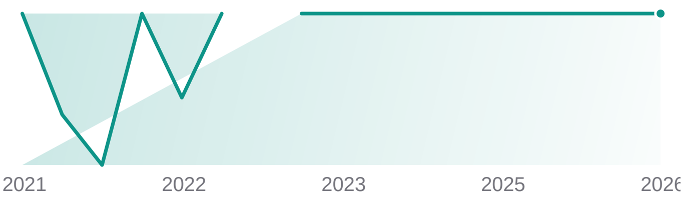
Buyer mix — Cash 25% · Investor 0% · Flip resale 0%



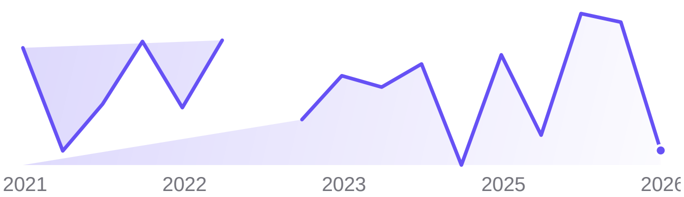
Financing (share of purchase price) — Loan (LTV) 84% · Down payment 10%



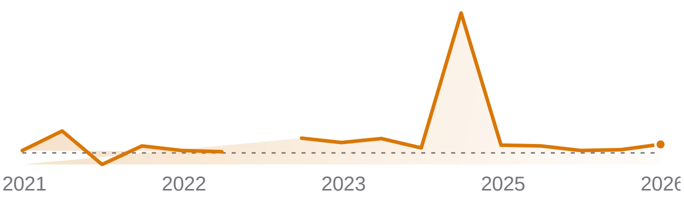
Sellers who sold at a gain — 100%



Typical hold before selling — 3.1 yrs



Median annualized return at resale — +12.3%



HOUSING STOCK

Homes	405
Median value (AVM)	$152K
Median size	1,352 ft²
Median year built	1984
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	4.7%
Owner occupied	75%
Company owned	3.7%
Median loan-to-value	13%
Typical ownership tenure	15.7 yrs

COMMUNITY

Population	1,149
Density	21 / mi²
Median household income	$46K
Average household income	$64K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	193
Homes occupied	88%
Bachelor's or higher	3%
Poverty rate	16.6%
Unemployment	1.3%
Average temp	59°F
Annual precip	55 in
Sunshine	64%

Market metrics are derived from recorded arms-length deeds through January 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.